



Jubilee Road, Devizes SN10 3FE


allen & harris

Welcome to

Jubilee Road, Devizes

Well-presented three-bedroom detached home in a quiet, established Devizes development. Features two reception rooms, master with en-suite, family bathroom, rear garden, garage and parking. Close to dog-walking areas and a school.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Entrance to this well presented three bedroom detached family home situated within the Wiltshire market town of Devizes is via the front door leading into the entrance hall which comprises : doors leading to the cloakroom, lounge, dining room and kitchen, stairs leading to the first floor, laminate flooring and a radiator.

Cloakroom

Downstairs cloakroom comprising a low level w/c and wash hand basin with tiled splash backs. Obscure window to the front aspect, built in cupboard under stairs, lino flooring and a radiator.

Lounge

Good sized lounge with sliding patio doors leading to the garden, fireplace housing electric fire with mantle and hearth. Ample space for lounge furniture, television aerial point, laminate flooring and a radiator.

Dining Room

Another good sized reception room with a window to the front aspect, laminate flooring and a radiator.

Kitchen

Fitted kitchen comprising a range of wall and base units with work surfaces over, stainless steel sink/drainers with mixer tap. Integrated oven, integrated gas hob with extractor fan above, plumbing for washing machine and dishwasher and space for fridge/freezer. Wall mounted boiler, window and door leading to the rear garden, laminate flooring and a radiator.

Landing

Stairs from the entrance hall, window to the front aspect, doors leading to all bedrooms and family bathroom, airing cupboard housing hot water tank and a radiator.

Bedroom One

Generous dual aspect master bedroom with windows to both the side and rear aspect, double built in wardrobe, ample space for bedroom furniture and a radiator.

En-Suite

En-suite shower room comprising a low level w/c, wash hand basin and shower cubicle. Obscure window to the rear aspect, extractor fan, shaver point in light, lino flooring and a radiator.

Bedroom Two

Another good sized bedroom with a window to the front aspect and a radiator.

Bedroom Three

Situated to the rear of the property with a window overlooking the garden and a radiator.

Bathroom

Family bathroom comprising a low level w/c, wash hand basin and bath with shower over. Obscure window to the side aspect, extractor fan, lino flooring and a radiator.

Rear Garden

Enclosed by brick wall the low maintenance rear garden is laid to patio with the remainder laid to gravel with a personal door leading to the garage. Wooden gate to the side leading to the driveway, wooden garden shed and outside tap.

Parking

Driveway parking to the side of the property in front of the garage.

Garage

With an up and over door and personal door to the garden.



view this property online allenandharris.co.uk/Property/DVZ107155



Welcome to

Jubilee Road, Devizes

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- Three Bed Detached Home in a Quiet Established Location
- Two Spacious Reception Rooms Offering Versatile Living Space

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

guide price

£325.000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/DVZ107155



Property Ref:
DVZ107155 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01380 729900



devizes@allenandharris.co.uk



4 Northgate Street, DEVIZES, Wiltshire, SN10
1JL



allenandharris.co.uk